# WARRANTY DEED

Karen Johnson Davidson County
Batch# 629547 DEEDWARR
05/05/2021 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210505-0060323

MST 2021-0550

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2021

Notary Public

MY COMMISSION EXPIRES: 5-30-21

(AFFIX SEAL)

CHERYLE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-30-2021

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Emma Spofford Zaayman and Heinrich Nicholas Zaayman, wife and husband | InterLinc Mortgage Services, LLC | 161-10-0B-180.00-CO |
| (NAME) | (NAME) | |
| 808 Tintern Abbott Court | 5875 N. Sam Houston Pkwy West, Suite 300 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Houston, TX 77086 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jaimie Jo Miller, a single person and Joseph Bryan Miller, a single person as tenants by the entirety,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emma Spofford Zaayman and Heinrich Nicholas Zaayman, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being Lot No, 26 on the Final Plat of Villages of Brentwood, Phase Eleven of record in Book 9700, Page 949, amended in Instrument No. 20031219-0181287, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Jaimie Jo Miller, a single person and Joseph Bryan Miller, a single person as tenants by the entirety by Warranty deed from David Rasmussen, a married man of record in Instrument No. 20200227-0021928 Register's Office for Davidson County, Tennessee, dated February 24, 2020 and recorded on February 27, 2020.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 949, as amended in Instrument No. 20031219-0181287, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11, amended in Book 6393, Page 495, Book 8507, Page 831, Book 11526, Page 579 and Instrument No. 20000606-0056066, Book 6398, Page 495, Page 6852, Page 497 and Book 7207, Page 251, Register's Office for Davidson County, Tennessee, Charter of Villages of Brentwood HOA of record in Book 6158, Page 352, in the Register's Office for Davidson County, Tennessee. Charter of Brentwood Summit HOA of record in Instrument Number 20000606-0056067, in the Register's Office for Davidson County, Tennessee. Conveyance of open space to HOA of record in Instrument Number 20012140-122894, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 338, in

the Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 11078, Page 919 and Instrument No. 20040622-0073413, in the Register's Office for Davidson County, Tennessee. Easement for Ingress & Egress easement of record in Book 11076, Page (s) 537 and 666 and Book 11526, Page 579, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 7460, Page 62 and Book 7460, Page 75, in the Register's Office for Davidson County, Tennessee. By-Laws of record in Book 11526, Page 579, in the Register's Office for Davidson County, Tennessee.

This property, known as 808 Tintern Abbott Court, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 30th DAY OF April, 2021.

**Jaimie Jo Miller**

**Joseph Bryan Miller by Jaimie Jo Miller, his attorney in fact**

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Jaimie Jo Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of April, 2021.

Notary Public My commission expires: _____

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2024

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Jaime Jo Miller, Attorney-in-Fact for Joseph Bryan Miller**, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Joseph Bryan Miller, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 30th day of April, 2021.

Notary Public My Commission Expires: _____

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-20-2024

**True Copy Certification**

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-30-21

